

PETITION FOR ZONING VARIANCE 84-356-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 225.1 & 2(243.1, 283, 239.1 & 2) and 10.2.2 to permit rear/side yard setbacks of 20' and 40' in lieu of the required 50' and distances between buildings of 40' and 20' in lieu of the maximum required distance of 150' and 60' feet respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
1) Configuration of existing buildings and acreage;
2) Other practical hardships and unreasonable difficulties to be presented at the time of hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: TIMONIUM CENTER REALTY & COMPANY (Type or Print Name)
Signature Melvin H. Berger, General Partner
Address 10 Parks Avenue
Cockeysville, MD 21030
City and State
Signature
Attorney for Petitioner: Benjamin Bronstein (Type or Print Name)
Signature
Address 200, 102 W. Pennsylvania Ave.
Towson, MD 21204
City and State
Attorney's Telephone No.: 828-4442

Legal Owner(s): Levitz Furniture Company (Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John Smith, P.E., George W. Stephens & Assoc.
Towson, MD 21204 825-8120
City and State
Name 303 Allegheny Avenue
Towson, MD 21204 825-8120
City and State
Attorney's Telephone No.: 828-4442

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of May, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 20th day of June, 1984, at 1:30 o'clock P.M.

Cal Jahn
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL EXCEPTION 84-356-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a hotel or motel.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: TIMONIUM CENTER REALTY & COMPANY (Type or Print Name)
Signature Melvin H. Berger, General Partner
Address 10 Parks Avenue
Cockeysville, MD 21030
City and State
Signature
Attorney for Petitioner: Benjamin Bronstein (Type or Print Name)
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Address 200, 102 W. Pennsylvania Ave.
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Legal Owner(s): Levitz Furniture Company (Type or Print Name)
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Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John Smith, P.E., George W. Stephens & Assoc.
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Name 303 Allegheny Avenue
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Cal Jahn
Zoning Commissioner of Baltimore County.

X.C.O.-No. 1

(over)

PETITION FOR SPECIAL HEARING 84-356-XSPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve, reject, or modify the existing showroom to have more than 15% of the floor area devoted to retail sales in a M.L. zone, to remain for period not to exceed 3 years and to determine the required parking.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: TIMONIUM CENTER REALTY & COMPANY (Type or Print Name)
Signature Melvin H. Berger, General Partner
Address 10 Parks Avenue
Cockeysville, MD 21030
City and State
Signature
Attorney for Petitioner: Benjamin Bronstein (Type or Print Name)
Signature
Address 200, 102 W. Pennsylvania Ave.
Towson, MD 21204
City and State
Attorney's Telephone No.: 828-4442

Legal Owner(s): Levitz Furniture Company (Type or Print Name)
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John Smith, P.E., George W. Stephens & Assoc.
Towson, MD 21204 825-8120
City and State
Name 303 Allegheny Avenue
Towson, MD 21204 825-8120
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Cal Jahn
Zoning Commissioner of Baltimore County.

X.C.O.-No. 1

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: June 11, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Timonium Center Realty & Company
SUBJECT: 84-356-XSPH

This office does not support the proposal to satisfy any shortage of on-site parking at some other site "within 300 feet" of the subject property. Further, it would seem that the required setbacks provided for and the intensity of the proposed development decreased accordingly, adequate on-site parking could be provided. Hence, this office is opposed to the granting of the requested variances.

As to the request for a special exception, this office believes that the site would be an appropriate location for a motel. As to the special hearing regarding the retail sales, this office will gladly bow to the wisdom of the Zoning Commissioner in making that determination.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1984

COUNCIL OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000
Nicholas B. Connors
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Law Enforcement
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Benjamin Bronstein, Esquire
Suite 200
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Case No. 84-356-XSPH (Item No. 279)
Petitioner-Timonium Center Realty & Co.
Variance, Special Exception and Special Hearing Petition

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Connors
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: George W. Stephens, Jr. & Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 28, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #279 (1983-1984)
Property Owner: Timonium Center Realty & Company
W/S Deereco Rd. 1100' S. Padonia Rd.
Area: 9.244 District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The Petitioner is responsible for the entire cost of capping and plugging any service connections not used to serve the proposed additional improvements on this site.

Comments were supplied for this property in conjunction with the Zoning Advisory Committee review for Item 21 (1972-1973).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 279 (1983-1984).

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:es



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
404-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

4/2/84
Re: Zoning Advisory Meeting of 4/2/84
Item # 279
Property Owner: Timonium Center Realty & Co.
Location: W/S Deereco Rd. 1100' S. Padonia Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-28 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Deficient Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Deficient Service Area is re-evaluated annually by the County Council.
- ☒ Additional comments:

ALL PARKING SHOULD BE CONTAINED ON THIS SITE AND NOT AT SOME OTHER LOCATION WITHIN 500 FEET. THE TRUCKS SHOULD BE LIMITED TO NOT MORE THAN 25% RETAIL. THESE MUST BE USED TO BE CONSIDERED AN ALL DEVELOPMENT OF THE SITE.

Eugene A. Boer
Chief, Current Planning and Development

cc: James Howell

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING :
PETITION FOR VARIANCES : OF BALTIMORE COUNTY
W/S Deereco Rd., 1,050' SE of
the Centerline of Padonia Rd., :
8th District :
LEVITZ FURNITURE COMPANY, : Case No. 84-356-XSPHA
Petitioner :
: : : : :
ENTRY OF APPEARANCE

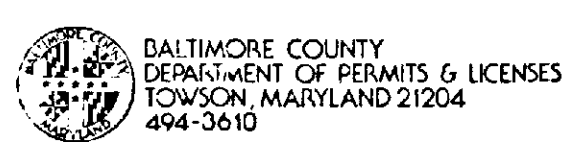
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

People's Counsel for Baltimore County
Rm. 223, Court House
Towson, MD 21204
494-2188

By: Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

I HEREBY CERTIFY that on this 6th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Benjamin Bronstein, Esquire, Suite 200, 102 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner; and Melvin Herzberger, General Partner, Timonium Center Realty & Co., 10 Parks Ave., Cockeysville, MD 21030, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALEWSKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

April 25, 1984

Dear Mr. Jablon:

Comments on Item # 279 Zoning Advisory Committee Meeting are as follows:

Property Owner: Timonium Center Realty & Company
Location: W/S Deereco Road 1100' S. Padonia Road
Existing Zoning: M.L., - IM
Proposed Zoning: Special hearing to approve that portion of the existing showroom to have more than 15% of the floor area devoted to retail sales in M.L. zone, to remain for a period not to exceed 3 years and to determine the required parking, etc.

Address: 9, 2111
District: 8th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-81 State of Maryland Code for the Handicapped and Age; and other applicable Codes.

(B) A building/ & other /permits shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group or an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 501.2.

(F) Requested variance(s) conflict with the Baltimore County Building Code, Section 501.0 and Table 501. Definitions use "Fire Separation, Exterior Fire Exposure", Page 29, 1981 B.O.C.A.

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

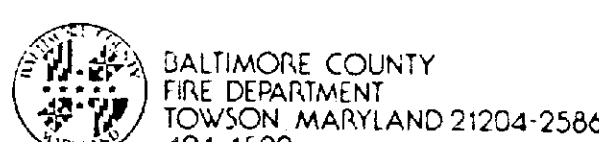
(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of 2 bis 505 and the required construction classification of Table 101.

(I) Comments - Each building shall be provided with proper Handicapped parking, signs, ramps, building access, interior access and use, etc. as per Maryland State Handicapped Code. Type of construction, height and area, and other building limitations will need confirmation.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Surdian
Charles E. Surdian, Chief
Plans Review

UCB:es



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

May 3, 1984

Mr. William Harnwood
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Timonium Center Realty & Company

Location: W/S Deereco Road 1100' S. Padonia Road

Item No.: 279 Zoning Agenda: Meeting of 4/24/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

(X) 3. The vehicle dead end condition shown at dead end condition shown at office bldg. and hotel exceeds 300' EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: John Smith Noted and George M. Morgan Approved:
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Benjamin Bronstein, Esquire
Suite 200, 102 W. Pennsylvania Ave
Towson, Maryland 21204

RE: Item No. 279 -
Timonium Center Realty & Company
Special Hearing, Special Exception
and Variance

Dear Mr. Bronstein:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Fire Department - Capt. Kelly - 494-3985

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately. After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
cc: John Smith, Stephens & assoc. 303 Allegheny Ave 21204
file

LEVITZ FURNITURE CORPORATION

CORPORATE OFFICES
1317 N.W. 167th Street, Miami, Florida 33169 (305) 625-6421



HENRY J. MORGAN
Sr. Vice President and General Counsel

May 21, 1984

The Zoning Commissioner for Baltimore County
County Office Building
Towson, MD 21204

Dear Sir:

Please be advised that Timonium Center Realty & Company and/or Baker Land Company, are authorized to proceed on behalf of Levitz Furniture Company of the Eastern Region, Inc., as legal owner, for the petition for zoning variance, petition for special exception and petition for special hearing, on the property now known as the Levitz property, located at 9500 Deereco Road, Timonium, Maryland 21093.

LEVITZ FURNITURE COMPANY
OF THE EASTERN REGION, INC.

By: Henry J. Morgan
Henry J. Morgan
Vice President

HOB/np

PETITIONS FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES

8th Election District

ZONING: Petitions for Special Exception, Special Hearing and Variances

LOCATION: West side Deereco Road, 1,050 ft. Southeast of the centerline of Padonia Road

DATE & TIME: Wednesday, June 20, 1984 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a hotel or motel; Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve that portion of the existing showroom to have more than 15% of the floor area devoted to retail sales in an M.L. zone, to remain for period not to exceed 3 years and to determine the required parking and Variances to permit rear/side yard setbacks of 20 ft. and 40 ft. in lieu of the required 50 ft. and distances between buildings of 40 ft. and 20 ft. in lieu of the maximum required distance of 150 ft. and 60 ft., respectively

Being the property of Levitz Furniture Company, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

G. R. Patnode & Company, Inc.

Management & Marketing Consultants

P.O. Box 36092

Towson, Maryland 21286

(301) 455-4189

(301) 825-2236

DEERCO MOTEL OFFICE COMPLEX
Economic/Market Feasibility

June 1984

Gerald R. Patnode, Jr.

MSA - Marketing

M.S. - Economics

PETITIONER'S
EXHIBIT 3

Current Situation

I. Motel Space

The current market for motel rooms in Regional Planning District

304, 307, 308, 309 and 315. (These areas are known as:

304 Sparks/Hunt Valley
307 Chestnut Ridge
308 Lutherville
309 Cockeysville-Timonium
315 Towson.

A. Within this market area there are currently ten motels with a total of 1,379 rooms.

B. Current generators of demand for motel rooms in the identified market area of RPD 304, 307, 308, 309, 315 are:

1. Hunt Valley Industrial Park
2. Lovetown Industrial Park
3. North Park Office Complex
4. Towson State University
5. Goucher College
6. Towson Town Center Revitalization
7. Shawan Center
8. Retail Development & Revitalization

C. New potential generators of demand:

1. Owings Mills Town Center Development
2. Commercial Development and Expansion
a. Rosell expansion
b. All expansion
c. Westinghouse expansion at Hunt Valley
3. Office space availability & new development

TOWSON CORE

TOTAL

NET USABLE

VACANCY %

NAME OF BUILDING	SQ. FT.	VACANCY %
1 ALEX BROWN BLDG.	48,000	0.0%
2 ALLEGHENY PLAZA	19,138	0.0%
3 BOSLEY BLDG.	25,198	0.0%
4 CAMPBELL BLDG.	19,500	0.0%
5 CHESAPEAKE BLDG.	76,000	7.0%
6 EQUITABLE BLDG.	110,000	2.8%
7 HANFON PLAZA	353,000	2.4%
8 INVESTMENT BLDG.	181,000	8.0%
9 JEFFERSON BLDG.	72,000	2.1%
10 LAFAYETTE BLDG.	53,000	6.5%
11 LOYOLA FEDERAL BLDG.	30,000	10.0%
12 MERCANTILE BLDG.	117,000	0.0%
13 SRELL OIL BLDG.	30,500	0.0%
14 TOWSON PLAZA BLDG.	30,000	0.0%
15 TOWSON TOWERS	48,925	23.8%
SUB TOTALS:	1,223,261	4.1%
PROJECTS UNDER CONSTRUCTION:		
16 HENRY ADAMS BLDG.	38,000	
17 NOTTINGHAM CENTER	96,000	
18 SUSQUEHANNA BLDG.	69,500	
TOTAL PROJECTS UNDER CONSTRUCTION:	203,500	
TOTAL:	1,426,761	

TOWSON PERIPHERY

TOTAL

NET USABLE

VACANCY %

NAME OF BUILDING	SQ. FT.	VACANCY %
1 ARUNDEL BLDG.	42,500	0.0%
2 BLUE CROSS/BLUE SHIELD	160,650	0.0%
3 CHARLESWOOD BLDG.	23,203	0.0%
4 CHOWELL CENTER	110,000	0.05
5 CHOWELL BRIDGE RD.	29,931	0.0%
6 THE EXCHANGE	80,000	0.0%
7 EXECUTIVE I BLDG.	30,000	0.0%
8 21 WEST ROAD BLDG.	25,000	0.0%
9 32 WEST RD.	30,000	0.0%
10 GREEN SPRING PROP. BLDG.	18,790	0.0%
11 GREEN SPRING STATION	31,931	0.0%
12 JOFFA GREEN	30,449	0.0%
13 658 KENILWORTH DRIVE	23,063	0.0%
14 660 KENILWORTH DRIVE	36,000	3.0%
15 MD EXEC. OFFICE PARK	140,000	1.6%
16 RIDERWOOD BLDG.	20,000	1.3%
17 7215 YORK RD.	31,364	7.7%
18 7400 YORK RD.	30,000	0.0%
19 7402 YORK RD.	22,106	0.0%
20 7800 YORK RD.	98,861	0.0%
21 SCHAPER BLDG.	24,000	0.0%
22 YORK & TERRACEDALE	71,000	0.0%
SUB TOTALS:	1,108,848	0.5%
PROJECTS UNDER CONSTRUCTION:		
23 DULANEY CENTER BLDG.	125,000	
TOTAL PROJECTS UNDER CONSTR.	125,000	
TOTALS:	1,233,848	0.5%

NORTH CORRIDOR

TOTAL

NET USABLE

VACANCY %

NAME OF BUILDING	SQ. FT.	VACANCY %
1 BELTWAY PROP. BLDG.	16,000	0.0%
2 EXECUTIVE PLAZA I	97,205	1.3%
3 EXECUTIVE PLAZA II	101,984	2.1%
4 EXECUTIVE PLAZA III	144,398	1.7%
5 EXECUTIVE PLAZA IV	111,167	12.2%
6 HEAVY PLAZA	105,050	0.0%
7 HONEYWELL BLDG.	30,000	0.0%
8 MACKENZIE BLDG.	20,037	25.0%
9 PADONIA PLAZA	54,300	0.0%
10 PADONIA CENTER	46,000	1.2%
11 201 PADONIA ROAD	36,364	0.0%
12 PETERSON, HOWELL		
13 POT SPRING PROP. BLDG.	142,800	0.0%
14 SCHILLING PLAZA NORTH	33,611	0.0%
15 SCHILLING PLAZA SOUTH	85,714	2.7%
16 222 & 224 SCHILLING	95,536	19.1%
17 1205 YORE ROAD	49,398	0.0%
18 201 INTERNATIONAL CIRCLE	66,000	9.1%
19 THE GATEHOUSE (NORTH PARK)	71,429	
20 PARK CENTER (NORTH PARK)	12,000	
21 GALLERIA	80,000	NEW
22 HUNT VALLEY PROP. CENTER	59,900	NEW
PROJECTS UNDER CONSTRUCTION:		
TOTAL PROJECTS UNDER CONSTRUCTION	91,294	
TOTAL	1,490,297	3.5%

D. Current supporting demographics of the market area:

1. Population:

RPD304	3,151
RPD307	5,940
RPD308	21,270
RPD309	23,532
RPD315	65,773
Total Pop.	119,666 in primary market area

Source: 1980 Census plus Baltimore County Planning updates.

2. Employment

	1980 Base	Estimate 1984*
RPD304	661	727
RPD307	1,471	1,519
RPD308	11,788	13,576
RPD309	27,147	29,861
RPD315	56,158	61,773
Total Employed	97,226	107,456
Total County	242,073	

Source: RPC 1980.

*G. R. Patnode & Co., Inc. population estimates of work force.

Employment Types Baltimore County as a whole by Type

	Number	%
Infrastructure	34,480	19%
Manufacturing	58,671	13%
Trade		27%
Retail	64,611	
Wholesale	16,510	
Services	83,501	28%
Government	58,479	13%
		100% rounded

Approximately 40% of the county's total employment is in the primary market area.

Households by RPD

RPD	1970	1980	% Change	1984 Estimates
304	639	1,148	+79%	1,278
307	866	1,507	+74%	1,903
308	5,990	7,168	+19.7%	7,761
309	4,704	9,441	+100.7%	10,206
315	22,132	25,721	+16.2%	26,973

Source: Regional Planning Council, December 1981.
Estimates: G.R. Patnode & Co., Inc. 1984

Income

Household by RPD	Median
304	\$29,180
307	\$29,930
308	\$29,400
309	\$28,000
315	\$26,800

Median Income Baltimore County \$21,280

Selected Building Activity in Marketplace To Establish Trend

RPD	1980 Housing	1980 Non-Residential in Thousands of \$	1980 Expansions Alterations
304	21	7,250,000	\$ 101,000
307	95	0	750,000
308	109	1,380,000	2,165,000
309	109	22,346,000	9,915,000
315	60	250,000	7,821,000

Building Activity Permit over \$100,000

Industrial		Commercial		Office		Institutional	
sq.ft.		sq.ft.		sq.ft.		sq.ft.	
1979	1980	1979	1980	1979	1980	1979	1980
5,572	121,000		0	129,980	47,323	0	0
40,736	0	40,075	0	0	0	0	0
	0	0	28,153	24,000	26,892	0	0
104,823	261,584	32,855	917,035	101,136	31,535	0	23,917
0	0	28,147	5,537	227,765	0	195,377	0
151,139	382,584	101,077	950,725	461,881	105,750	195,377	23,917

Source: Regional Planning Council, 1981.

Selected Retail Trade Activity

RPD	# Employed	# Purchases	\$
304	11	2,000,000	\$ N/A
307	41	4,000,000	2,000,000
308	705	24,000,000	33,000,000
309	422	30,000,000	20,000,000
315	3,222	79,000,000	132,000,000

Source: 1980 Shopping Center Director/The East, National Research Bureau.

Office Space Development

The region is experiencing an explosive office development boom.

The RPD 315-Towson has 1.7 million square feet of office space of which 75% is less than 10 years old. New permits in the area (RPD 315) show several significant completed projects for 1983:

1. Nottingham Properties -- office tower at 502 Washington Street, 112,500 sq.ft.
2. McKenzie Associates -- office tower Washington at Susquehanna, 82,300 sq.ft.
3. Adams Associates -- office tower at Baltimore Street, 47,000 sq.ft.

In RPD 315 the Towson Plaza is being expanded and converted to a larger town center mall with expanded office and retail space, to be renamed Towson Town Center Mall.

Just outside the immediate market area is the new Town Center of Owings Mills which will eventually house a population core of 35-50 thousand with a business office and retail base. Most notable being the New Commerce Center at 695 and Reisterstown Road.

In RPD 304 - Hunt Valley/Sparks, 800,000 square feet of office space is in place with several hundred thousand in the planning or construction phase (Source: McCormick Properties, 1983).

An overview of commercial property activity is as follows:

GREATER TOWSON OFFICE MARKET STUDY-STATISTICAL OVERVIEW

SPACE INVENTORY

	Towson Core (Sq. Ft.)	Towson Periphery (Sq. Ft.)	North Corridor (Sq. Ft.)	Grand Total (Sq. Ft.)
Sub Total	1,223,261	1,108,848	1,339,003	3,731,112
(No. of Bldgs.)	(15)	(22)	(20)	(57)
Under Construction	203,500	125,000	91,294	419,794
(No. of Bldgs.)	(3)	(1)	(2)	(6)
Total All Bldgs.	1,426,761	1,233,848	1,430,297	4,150,906
(No. of Bldgs.)	(18)	(23)	(22)	(63)

ABSORPTION

Towson Core (Sq. Ft.)	Towson Periphery (Sq. Ft.)	North Corridor (Sq. Ft.)	Grand Total (Sq. Ft.)
-----------------------	----------------------------	--------------------------	-----------------------

Total: 1967-Present	985,261	930,873	1,309,603	3,225,737
Annual: 1967-Present	59,000	56,000	78,000	193,000

Total: 1975-Present	127,123	647,723	665,802	1,440,648
Annual: 1975-Present	15,000	74,000	76,000	165,000

AVAILABLE SPACE

Lease Up Bldgs. . .	115,975	142,750	165,694	424,419
All Other Bldgs. . .	57,820	5,951	51,608	115,379

Totals	173,795	148,701	217,302	539,798
--------	---------	---------	---------	---------

Industrial Property in the Market Area

	Total Acreage	Available
Shawen Center	53	39
Hunt Valley Business Community	435	45
Loveton Center	248	169
North Park	28	25
Timonium Business Park	30	15
Total	794	293

Supply and Demand Analysis for Motel Rooms

Existing:

Number of motel properties --	10
Number of rooms --	1,379

1. Holiday Inn - Loch Raven 125
2. Holiday Inn - Cromwell 142
3. Holiday Inn - Timonium 250
4. Quality Inn - Towson 203
5. Hunt Valley Ramada 392
6. Best Western - Cockeysville 119
7. Towson East 58
8. Penn Motel 54
9. Town & Country 20
10. Lan Lee 18

Highway Traffic Count at the Proposed Property

Rt. 83 South at Padonia	53,000/day
Rt. 83 North at Padonia	16,500/day
Estimated Non-Resident Travel	16,500/day

Padonia Road East of Rt. 83	17,500
York Road North of Padonia	18,700
York Road South of Padonia	20,450
Total	56,650

Grand Total 146,150 vehicles each day

Motel/Hotel Projects in Planning or Under Construction

	# Room
1. U/C Granada Royale - Hunt Valley	225
2. P/S Ramada Inn - Pine Ridge	150+
3. P/S Towson Plaza - Dulaney at Fairmount	120+
4. U/C Days Inn - Security Blvd	137
5. U/C Econolodge - Loch Raven @ Joppa	193
6. P/S Commerce Center - Reisterstown Rd & 695	200+
7. P/S TI - York at Ashland - Hunt Valley	131 7 floors
Properties and Plans no longer considered viable by Economic Development Commission	
Summerwind - Hunt Valley, Beaver Dam Road	240
Souza - Town Washington Ave. and York	U/K

P/S - Planning Stage
U/C - Under Construction

Anticipated Growth Rate of Demand Generators

Anticipated from 1983-1988 Using a Product Scenario

Growth of Employment 5% (16,000 new jobs) per year.
Growth of Non-Resident Construction 5% per year through 1987.
Growth in Retail Sales Space 3% per year through 1987.

Source: G. R. Patnode & Co. projection base on historical data base regression.

Estimate of Current & Future Demand (under 10% & 25% Growth in Demand Scenarios) in Baltimore County/City Region

Based on Current 85% Occupancy

Year	10% Growth Low		25% High Growth	
	Rooms	Room Deficiency	Rooms	Room Deficiency
1983	1,139	0	1,139	0
1984	1,253	0	1,424	84
1985	1,378	38	1,780	440
1986	1,516	176	2,225	709
1987	1,670	330	2,781	1,441

Secondary Demand Generators

Baltimore City: Commercial overflow due to excess demand from tourist and conventions.

It is estimated that the hotel/motel room deficiency in Baltimore will cause a spill over into Baltimore County. It is reasonable to estimate that 40% of the over flow will seek accommodations in the proposed market area, particularly the commercial/business trade.

Baltimore City Demand Generators

1. Baltimore Convention Center
2. Harborplace
3. World Trade Center
4. National Aquarium
5. Maryland Science Center
6. Charles Center/Center Plaza
7. Hopkins Plaza
8. Baltimore Civic Center
9. USF Constellation
10. Market Center
11. University of Maryland at Baltimore
12. Univ. of Baltimore
13. Perform. Arts tent

Current Supply for Baltimore City

Hotel	1982 Guest Rooms
Baltimore Hilton	730
Hyatt Regency	500
Holiday Inn	375
Best Western	120
The Belvedere	50
Lord Baltimore	0 under renovation
Econo Lodge	110
Total Supply	1,885

Current development

Hotel	Number of Rooms
Day's Inn	200
Howard Johnson	100
The Carlyle	90
Belvedere Addition (on hold)	100
Plus existing properties	1,885
Total 1984 Supply	2,575

Type Room	A	B	C	D
Luxury	Rate	Upper 1st Class	Moderate 1st Class	Moderate
Above \$100	\$75-100	\$55-75	Below \$55	

The motel consumer market can be segmented as follows with the identified

preference for type.

Type	A	B	C	D
Commercial	15%	35%	30%	20%
Convention	10%	30%	40%	20%
Group	10%	20%	30%	40%
Tourist	5%	10%	20%	65%

Current Supply	A	B	C	D
	100	75-100	85-75	55
Baltimore Hilton			730	
Hyatt Regency		500		375
Holiday Inn		50		120
Belvedere				50
Best Western			730	
Total	0	550	730	495

According to the Laventhol Study (1983) the Estimate of Demand for 1985 calls for a supply of 2,465 and a need of 3,573 or a shortage of 1,108. Of this 1,108, 317 would be commercial prospects that could not find accommodations in the city. Of the 317 we could expect 40% to seek rooms in the proposed market area or 126 rooms. Using the same approach for 1986 and 1987 we find an additional need of 149 and 161 rooms added to the county potential.

Therefore the final estimate for the market area is:

	Low Estimate	High Estimate
1983	1,139 + 0 = 1,139	1,139 + 0 = 1,139
1984	1,253 + 0 = 1,253	1,424 + 0 = 1,424
1985	1,378 + 126 = 1,504	1,780 + 126 = 1,906
1986	1,516 + 149 = 1,665	2,225 + 149 = 2,374
1987	1,670 + 161 = 1,831	2,781 + 161 = 2,942

Deficiency

1985	145	566
1986	325	858
1987	491	1,402

Summary Conclusion:

The Baltimore County region in general and the proposed market area specifically are experiencing enormous growth even in recessionary times. Baltimore County has been described as one of the fastest growing areas in the country. A full 40% of all that activity is taking place in regional Planning Districts 304, 307, 308, 309, and 315.

The region has natural advantages with I-83 running through the heart of the market area connecting to I-695. It is the major corridor connecting the Harrisburg York Pa Area to Baltimore/Washington.

There has been significant growth in those areas that we have designated as "Demand Generators", along with favorable trends in population, number of households, employment, income and retail sales. These trends are expected to continue to have positive impact on the area.

It is apparent that the public need for both Motel space and office space will continue well into 1990. It is estimated that Baltimore County will need an additional 1602 motel rooms by 1987.

The need for office space will also continue with an estimated absorption rate of 175,000 square feet per year. With currently 540,000 + square feet available with 115,000 + square feet currently vacant. There will be a shortage of office space by 1987 if no new major projects are started within the next two years.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 17th day of May, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Levitt Furniture Co. Received by: Nicholas B. Commodari
Petitioner's: Benjamin Bronstein Chairman, Zoning Plans
Attorney: Benjamin Bronstein Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8-4 Date of Posting: 6-2-84
Posted for: Special Exception - Special Hearing - Variances
Petitioner: Levitt Furniture Co.
Location of property: W/S Deere Rd., 1,050' SE of the c/l of Padonia Rd.
Location of Sign: West side of Deere Road approx. 1400 feet S.E. of the c/l of Padonia Rd.
Remarks: _____
Posted by: L. J. Orata Date of return: 6-8-84
Number of Signs: 3

PETITION FOR SPECIAL EXCEPTION, SPECIAL HEARING AND VARIANCES
Re: Petition for Special Exception, Special Hearing and Variances
W/S Deere Rd., 1,050' SE of the c/l of Padonia Rd.
Levitt Furniture Co. - Petitioner
Case No. 84-356-XSPHA

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 31, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 31, 1984.

THE JEFFERSONIAN,

Cost of Advertising 26.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1984

Benjamin Bronstein, Esquire
102 W. Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

Re: Petitions for Special Exception, Special Hearing and Variances
W/S Deere Rd., 1,050' SE of the c/l of Padonia Rd.
Levitt Furniture Co. - Petitioner
Case No. 84-356-XSPHA

Dear Mr. Bronstein:

This is to advise you that \$26.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 130552

DATE: 6-20-84 ACCOUNT: R-01-615-000

AMOUNT: \$ 72.20

RECEIVED BY: Julie B. Construction Co.
FOR: Advertising & Posting Case 84-356-XSPHA
(Levitt Furniture Co.)

6 094*****722016 8216A

Benjamin Bronstein, Esquire
102 West Pennsylvania Avenue
Suite 200
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petitions for Special Exception, Special Hearing & Variances
W/S Deere Rd., 1,050' SE of the c/l of Padonia Rd.
Levitt Furniture Co. - Petitioner
Case No. 84-356-XSPHA

TIME: 1:30 P.M.

DATE: Wednesday, June 20, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: John Smith
George W. Stephens and Associates
303 Allegheny Avenue
Towson, Maryland 21204

ARNOLD JABLON
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 128288

DATE: 4/12/84 ACCOUNT: 01-615-000

AMOUNT: \$ 250.00

RECEIVED BY: Julie B. Construction Co.
FOR: Filing for Case 84-356-XSPHA

6 032*****250016 8126A

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

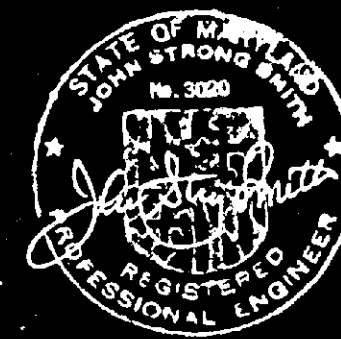
Description to Accompany
Zoning Petition for Special Exception
for a Hotel/Motel and
A Rear Yard Variance in an existing
M-1M Zone
4.2 Acres of land more or less

March 5, 1984

Beginning for the same at a point on the west side of Deereco Road, said point being the northwesternmost corner of the 9.244 acre parcel as shown on a plat entitled "Plat of Padonia Park" dated July 1972 and recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 36, folio 70, running thence and leaving the west side of Deereco Road 1) South 36° 48' 58" West 606.14 feet more or less to a point on the eastern right of way of the Baltimore Harrisburg Expressway, I-83, running thence and binding along the east side of said expressway the four following courses viz: 2) South 81° 33' 11" East 50.30 feet more or less, 3) South 49° 45' 36" East 117.21 feet more or less, 4) South 34° 44' 56" East 34.79 feet more or less and 5) South 47° 54' 04" East 118 feet more or less to a point, thence leaving said expressway 6) North 36° 48' 58" East 584 feet more or less to a point on the west side of Deereco Road, running thence and binding along the west side of Deereco Road the two following courses viz: 7) by a curve to the left having a radius of 1501.12 feet more or less for a distance of 20 feet more or less, and 8) by a curve to the left having a radius of 691.12 feet more or less for a distance of 295.49 feet more or less to the place of beginning.

Containing 4.2 acres of land more or less.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY AND IS NOT FOR
USE IN CONVEYANCE OF LAND.



OFFICE 8377

Description to Accompany
Zoning Petition for
Variances
And for a Special Hearing in
An EX. M-1M Zone

March 8, 1984

Beginning for the same at a point on the west side of Deereco Road, said point being the northwesternmost corner of the 9.244 acre parcel as shown on a plat entitled "Plat of Padonia Park" dated July, 1972 and recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. 36 folio 70, running thence and traversing the entire outline of the 9.244 acre parcel as shown on the abovementioned plat.

Containing 9.244 acres of land more or less.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY AND IS NOT FOR USE IN
CONVEYANCE OF LAND.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 25, 1984

Benjamin Bronstein, Esquire
Suite 200
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception,
Special Hearing, and Variances
W/S of Deereco Rd., 1,050' SE of the
center line of Padonia Rd. - 8th Election
District
Levitz Furniture Company - Petitioner
No. 84-356-XSPHA (Item No. 279)

Dear Mr. Bronstein:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

RE: PETITIONS FOR SPECIAL EXCEPTION,
SPECIAL HEARING, AND VARIANCES
W/S of Deereco Rd., 1,050' SE of the
center line of Padonia Rd. - 8th
Election District
Levitz Furniture Company - Petitioner
No. 84-356-XSPHA (Item No. 279)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The herein petition seeks a Petition for a Special Exception for a hotel/motel; a Petition for Special Hearing to approve the use of more than 15% of the floor area of the existing showroom in an M.L. Zone to be devoted to retail sales, the showroom to remain for a period not to exceed 3 years, and to determine the required parking; and a Petition for Variances to permit rear/side yard setbacks of 20 feet and 40 feet in lieu of the required 50 feet and distances between buildings of 40 feet and 20 feet in lieu of the maximum required distances of 150 feet and 60 feet, respectively, as more fully described on the site plan introduced and accepted as Petitioner's Exhibit 2.

Testimony presented by the petitioner indicated that for a number of years the subject site has been occupied by a warehouse building utilized by Levitz Furniture with 15% of that building being used for retail purposes, in accordance with the existing policies of the zoning office. Levitz recently changed its method of operation, has centralized its warehouse facilities in another location, but would like to continue this showroom use for a limited time. The unique qualities of the existing building cause it to be a single purpose building unsuitable for other owners or

The contract purchaser, Timonium Center Realty and Company, proposes to construct a hotel and two office buildings on the site by utilizing as much as possible the structural walls and steel of the existing warehouse, which does not meet all setback requirements. Construction will occur in stages, thereby providing ample parking for the showroom.

ORDER RECEIVED FOR FILING
DATE July 25, 1984
BY *Jean M.H. Jung*
Deputy Zoning Commissioner

It is clear that to approve the continued but temporary use of the existing showroom by Levitz for retail purposes during a period of construction would be in strict harmony with the spirit and intent of the zoning regulations and, further, it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception and variances should be granted.

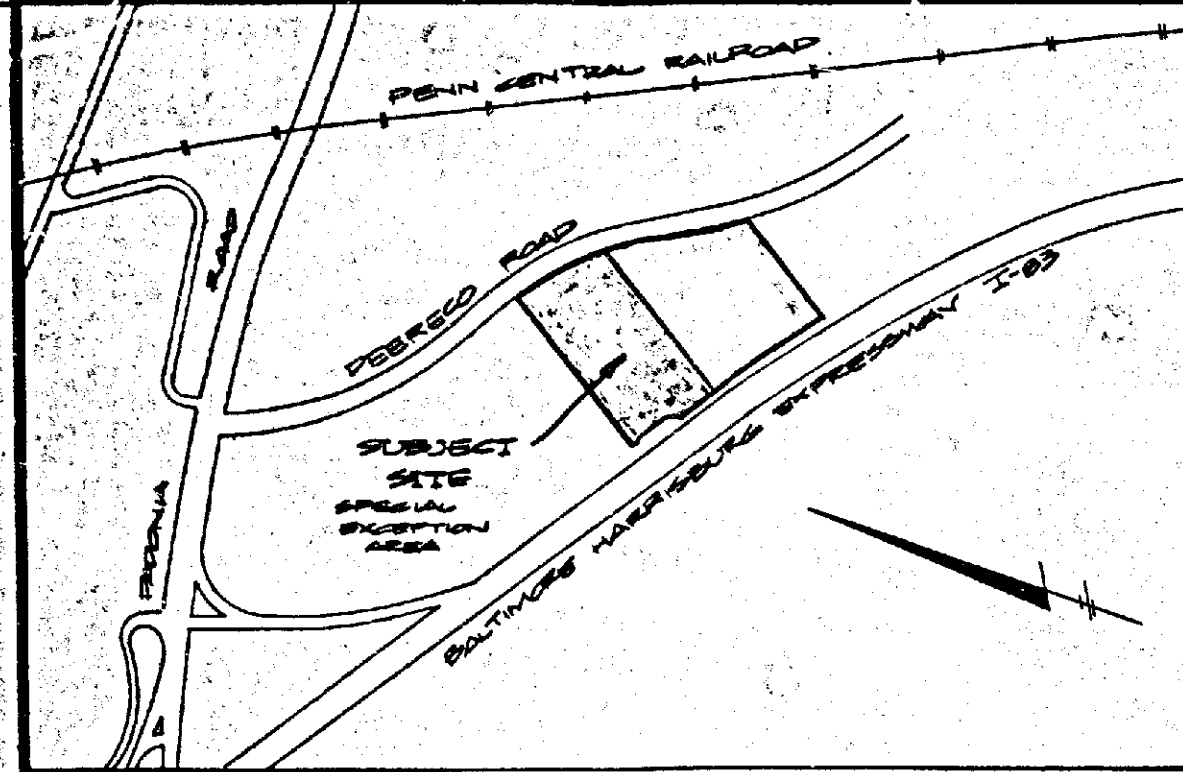
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of July, 1984, that in the instant case, the continued but temporary use of more than 15% of the floor area for retail sales in the existing showroom is approved and, as such, is hereby GRANTED; the Petition for Special Exception for a hotel/motel and the Petition for Variances to permit rear/side yard setbacks of 20 feet and 40 feet in lieu of the required 50 feet and distances between buildings of 40 feet and 20 feet in lieu of the maximum required distance of 150 feet and 60 feet, respectively, are GRANTED, from and after the date of this Order, subject to the following:

1. The use of the showroom for retail purposes shall cease not more than 12 months from the date of this Order or at the time of occupancy of either the motel/hotel or office building, whichever shall first occur.
2. The portion of the building utilized for showroom/retail purposes shall be no larger than that utilized on the date of this Order.
3. Adequate parking and access shall be provided on-site for the showroom/retail uses throughout construction.
4. Approval of the aforementioned site plan by the Office of Planning and Zoning, including landscaping required for approval by the Current Planning and Development Division.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE July 25, 1984
BY *Jean M.H. Jung*
Deputy Zoning Commissioner



LOCATION MAP SCALE: 1"=500'

GENERAL NOTES:

- 1) TOTAL AREA OF SITE ~ 2.2 ACRES
- 2) AREA OF SPECIAL EXCEPTION ~ 4.2 ACRES
- 3) EXISTING ZONING ~ ML-1M
- 4) PRESENT USE ~ SHOWROOM AND WAREHOUSE (LEVITZ FURNITURE)
- 5) PUBLIC WATER AND SEWER EXIST.
- 6) DEED REFERENCE ~
- 7) PLAT REFERENCE ~ "PLAT OF PADDONIA PARK" DATED JULY 1972 RECORDED AMONG THE PLAT RECORDS OF BALTO. CO. IN LIBER 51K JC 86, FOLIO 10.
- 8) BUILDING ENVELOPE INDICATED THUS IS INTENDED TO DELINEATE THE EXTREMITIES TO WHICH THE BUILDING MAY BE PARTITIONED. SINCE THE SIZE AND SHAPE OF THE BUILDING ARE CONCEPTUAL, BUT GENERALLY AS SHOWN, THE ENVELOPE IS PROVIDED TO ALLOW FLEXIBILITY IN THE SIZING OF THE BUILDING, AS WELL AS TO, ALLOW INCORPORATION OF MINOR ARCHITECTURAL CHANGES. PARKING REQUIREMENTS WILL BE INTEGRATED INTO ANY CHANGE.
- 9) A STORMWATER MANAGEMENT EXEMPTION WILL BE REQUESTED
- 10) DENSE SCREENING WILL BE PROVIDED ALONG I-83 R/W, AS SHOWN IN ACCORDANCE WITH SECTION 253.4 B.C.R.

SUMMARY OF ZONING REQUESTS:

- A SPECIAL EXCEPTION IS REQUESTED TO PERMIT A MOTEL/HOTEL IN A ML-1M ZONE (SECT. 253.2 B.A.)
- A REAR/SIDE YARD VARIANCE OF 20' IN LIEU OF THE REQUIRED 50' (SECT 253.2) (SEE SECT. 243.2 & 243.3)
- A REAR/SIDE YARD VARIANCE OF 40' IN LIEU OF THE REQUIRED 50' (SECT 253.2) (SEE SECT. 243.2 & 243.3)
- A DISTANCE BETWEEN BUILDINGS VARIANCE OF 40' IN LIEU OF THE MAX. REQ'D 150' (SECT 253.2) (SEE SECT. 243.1)
- A DISTANCE BETWEEN BUILDINGS VARIANCE OF 25' IN LIEU OF THE MAX. REQ'D 60' (SECT. 253.1) (SEE SECT. 250.2)
- A SPECIAL HEARING TO DETERMINE THE STATUS AND LIMITATIONS APPLICABLE TO THAT PORTION OF THE EXISTING LEVITZ SHOWROOM HAVING MORE THAN 15% OF THE FLOOR AREA DEVOTED TO RETAIL SALES IN AN ML ZONE TO REMAIN FOR A PERIOD, NOT TO EXCEED 5 YEARS AND TO DETERMINE THE REQUIRED PARAGONS.

**PLAT TO ACCOMPANY
ZONING PETITION FOR A
SPECIAL EXCEPTION FOR
A MOTEL/HOTEL
AND FOR
VARIANCE REQUESTS AND FOR A
SPECIAL HEARING IN AN EX ML-1M ZONE
"TIMONIUM CENTER"**

BALTIMORE COUNTY, MARYLAND
SCALE: 1"=100'
ELECTION DISTRICT NO. 9
MARCH 12, 1984

JUNE 23, 1984

APPLICANT:

TIMONIUM CENTER REALTY & CO.
10 PARK AVENUE
CROFTSVILLE, MARYLAND 21220
686-0010

ENGINEER:

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES INCORPORATED
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
301-825-8120

**PARKING TABULATION:****PROPOSED MOTEL/HOTEL**

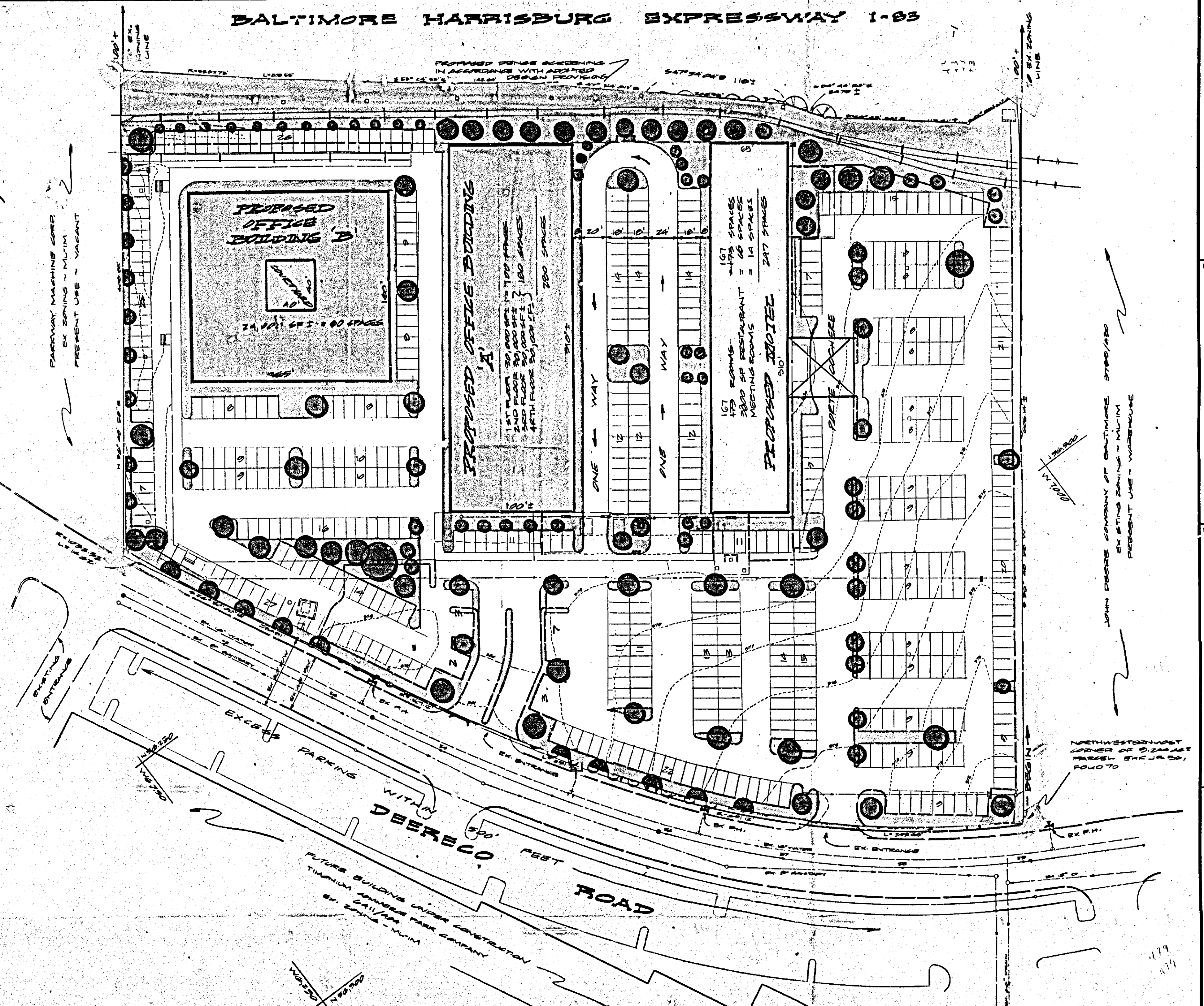
167 ROOMS @ 150' ROOM	→ 167 SPACES
3300 SF ± RESTAURANT	→ 66 SPACES
1250 SF ± MEETING ROOM	→ 14 SPACES

PROPOSED OFFICES

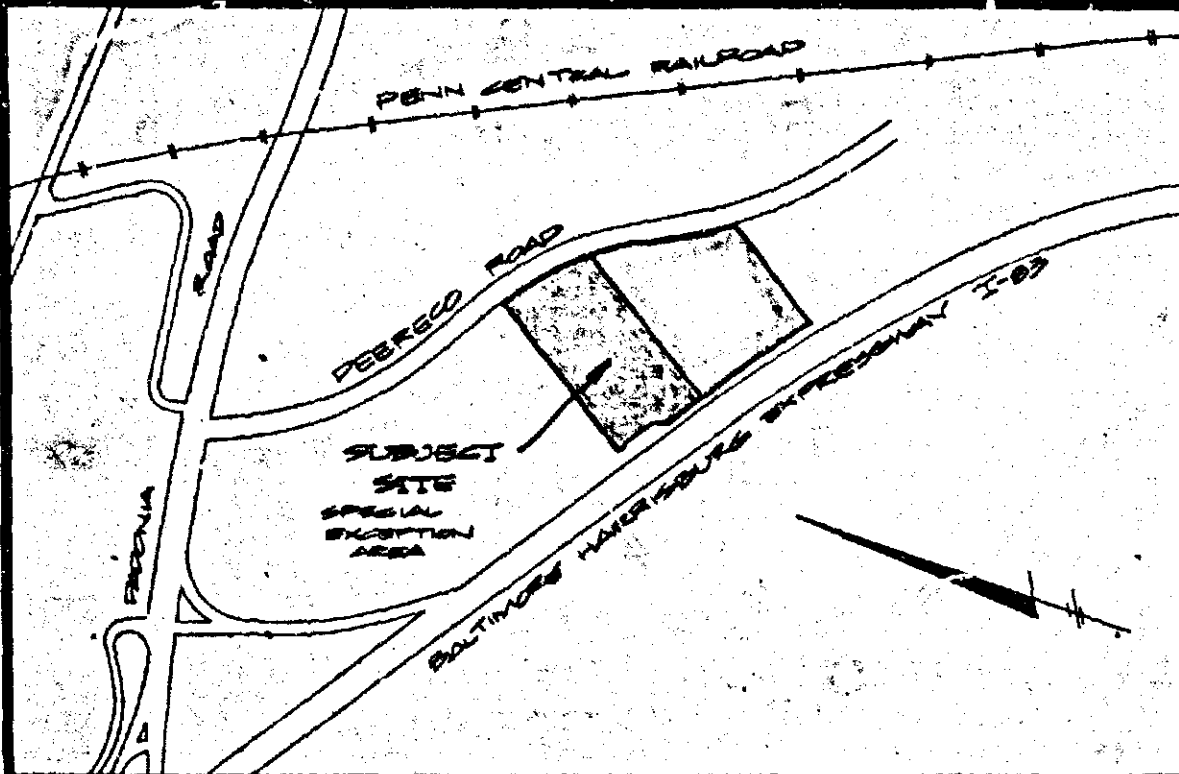
BUILDING 'A'	
1ST FLOOR 20,000 SF ±	1/2000 = 100 SPACES
2ND FLOOR 20,000 SF ±	1/1000 = 180 SPACES
3RD FLOOR 20,000 SF ±	
4TH FLOOR 20,000 SF ±	
BUILDING 'B'	
1ST FLOOR 20,000 SF ±	1/2000 = 80 SPACES

TOTAL SPACES REQ'D = 607
TOTAL SPACES SHOWN = 610

* 318 SPACES PROVIDED IN SPECIAL EXCEPTION AREA
SPACES 9' X 10' MIN



**PETITIONER'S
EXHIBIT 2**



LOCATION MAP SCALE: 1"=100'

GENERAL NOTES:

- 1) TOTAL AREA OF SITE ~ 5.24 ACRES
- 2) AREA OF SPECIAL EXCEPTION ~ 4.2 ACRES
- 3) EXISTING ZONING - MLIM
- 4) PRESENT USE - SHOWROOM AND WAREHOUSE (LEVITE FURNITURE)
- 5) PUBLIC WATER AND SEWER EXIST
- 6) DEED REFERENCE -
- 7) PLAT REFERENCE - "PLAT OF FARMING PARK" DATED JULY 1972 RECORDED AMONG THE PLAT RECORDS OF BALTO. CO. IN VOLUM 81K J.E. 82, FOLIO 70.
- 8) BUILDING ENVELOPE INDICATED THIS [Hatched Area] IS INTENDED TO DELINEATE THE EXTREMITIES TO WHICH THE BUILDING MAY BE POSITIONED. SINCE THE SIZE AND THE SHAPE OF THE BUILDING ARE CONCEPTUAL, BUT GENERALLY AS SHOWN, THE ENVELOPE IS PROVIDED TO ALLOW FLEXIBILITY IN THE SHAPES OF THE BUILDING, AS WELL AS TO ALLOW NEGOTIATION OF MINOR ARCHITECTURAL CHANGES. PARKING REQUIREMENTS WILL BE INTEGRATED INTO ANY CHANGE.
- 9) A STORMWATER MANAGEMENT EXEMPTION WILL BE REQUESTED.
- 10) DENSE SCREENING WILL BE PROVIDED ALONG I-83 E.W. AS SHOWN IN ACCORDANCE WITH SECTION 253.4 B.C.Z.

SUMMARY OF ZONING REQUESTS:

- A SPECIAL EXCEPTION IS REQUESTED TO PERMIT A MOTEL/HOTEL IN A MLIM ZONE (SECT 253.2 B.A.)
- A REAR/SIDE YARD VARIANCE OF 20' IN LIEU OF THE REQUIRED 50' (SECT 253.2) (SEE SECT. 243.2 & 243.3)
- A REAR/SIDE YARD VARIANCE OF 40' IN LIEU OF THE REQUIRED 50' (SECT 253.2) (SEE SECT. 243.2 & 243.3)
- A DISTANCE BETWEEN BUILDINGS VARIANCE OF 40' IN LIEU OF THE MAX. REQ'D 150' (SECT 253.2) (SEE SECT 243.1)
- A DISTANCE BETWEEN BUILDINGS VARIANCE OF 20' IN LIEU OF THE MAX. REQ'D 60' (SECT 253.1) (SEE SECT. 243.2)
- A SPECIAL HEARING TO DETERMINE THE STATUS AND LIMITATIONS APPLICABLE TO THAT PORTION OF THE EXISTING LEVITE SHOWROOM HAVING MORE THAN 5% OF THE FLOOR AREA DEVOTED TO RETAIL SALES IN AN ML ZONE TO REMAIN FOR A PERIOD NOT TO EXCEED 5 YEARS AND TO DETERMINE THE REQUIRED PARKING.

PLAT TO ACCOMPANY ZONING PETITION FOR A SPECIAL EXCEPTION FOR A MOTEL/HOTEL AND FOR VARIANCE REQUESTS AND FOR A SPECIAL HEARING IN AN EX. MLIM ZONE "TIMONIUM CENTER"

BALTIMORE CNTY., MARYLAND
SCALE: 1"=100'
ELECTION DISTRICT NO. 8
MARCH 12, 1984

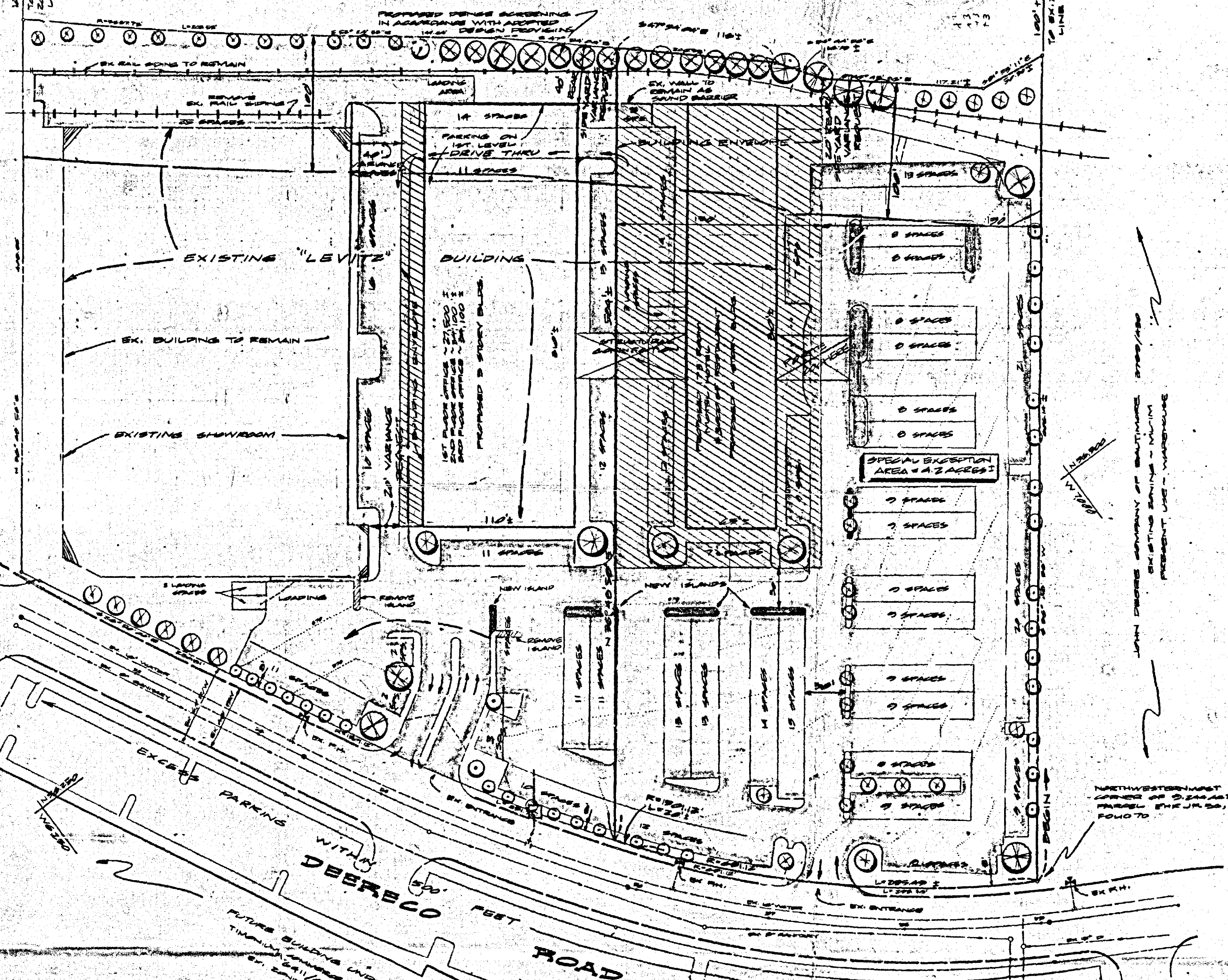
APPLICANT:

TIMONIUM CENTER REALTY & CO.
10 PARK AVENUE
CROFTSVILLE, MARYLAND 21114
688-0010

ENGINEER:
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES INCORPORATED
303 ALLEGHENY AVENUE
TOWSON, MARYLAND
301-825-8120



BALTIMORE HARRISBURG EXPRESSWAY I-83



PETITIONER'S EXHIBIT 1

PARKING TABULATION

PROPOSED MOTEL/HOTEL	
173 ROOMS @ 1 SF/ROOM	= 173 SPS.
2000 SF @ 1 SF/100 SF	= 20 SPS.
MEETING ROOMS 1250 SF @ 1 SEAT/10 SF	= 125 SPS.
88 SEATS @ 1 SF/SEAT	= 88 SPS.
SUBTOTAL = 247 SPS.	
PROPOSED OFFICE	
1ST FLOOR 27,500 SF @ 1 SF/100	= 275 SPS.
2ND & 3RD FLOOR 60,000 @ 1 SF/100	= 120 SPS.
SUBTOTAL = 229 SPS.	
EXISTING SHOWROOM - PARKING REQUIREMENTS TO BE BASED ON	
USPS ESTABLISHED PENDING OUTCOME OF ZONING HEARING.	
TOTAL PARKING REQUIRED WILL BE BASED ON OUTCOME OF	
SPECIAL HEARING. PARKING REQUIREMENTS AS ESTABLISHED	
WILL BE PROVIDED ANEWS OR WITHIN 500' SITE OR OPPOSITE	
SIDE OF DEERCO RD. HAS 60 SPACES EXCESS WITHIN 500'	
TOTAL PARKING SHOWN ON SITE = 408 SPS.	
EXCESS PARKING FROM ADJACENT SITE (WITHIN 500' @ 60 SPACES)	
TOTAL PARKING AVAILABLE = 548 SPACES	

* 318 SPACES PROVIDED IN SPECIAL EXCEPTION AREA
SPACES 5' X 10' MIN.